



**Thorntons**   
The right way to move

## 14 Bell Place

Stockbridge, Edinburgh,  
EH3 5HT





## Summary

Forming part of a handsome, B-listed building in the Stockbridge Colonies conservation area, this main-door ground-floor flat is presented with attractive, modern interiors, enhanced by a tasteful palette of neutral décor throughout. The one-bedroom property is ideally proportioned for first-time buyers, professionals, couples, downsizers, and rental investors alike, and it is situated on a quiet no-through road next to the Water of Leith. The flat also benefits from enviable close proximity to Stockbridge's eclectic amenities and the Royal Botanic Garden.

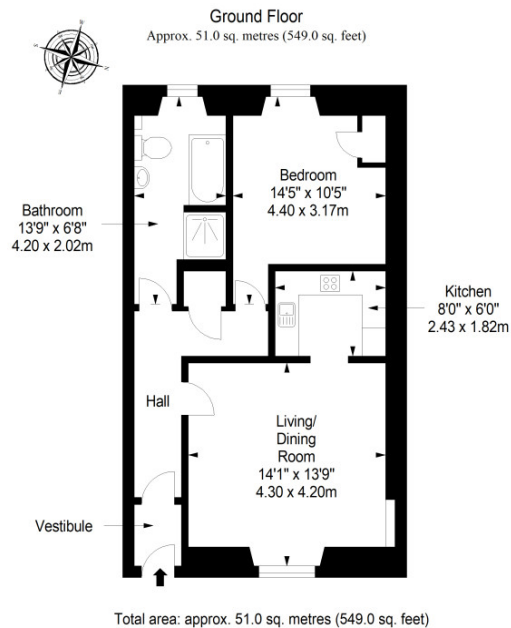
Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

## Features

- Main-door ground-floor flat in Stockbridge
- Within the Stockbridge Colonies conservation area
- Well-presented, modern interiors
- Entrance vestibule and hall with built-in storage
- East-facing living/dining room with fireplace and open Edinburgh press
- Adjoining, modern fully integrated kitchen
- Rear-facing double bedroom with built-in storage
- Attractive, modern four-piece bathroom
- Private, low-maintenance front garden
- Controlled on-street parking (Zone N2)
- Gas central heating system
- Traditional sash-and-case windows



# Floorplan



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While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.

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